

3/31/08 - Monday, March 31, 2008

CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA
Meeting of March 31, 2008

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on Monday, March 31, 2008, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing - For Recommendation
REZONING (Z-1409-08) - I-1 to CBDP, Luther Hospital Parking, Cameron Street
and
SITE PLAN (SP-0808) - Parking Lot, Cameron Street

Request: To rezone property from I-1 Light Industrial to CBDP and to approve a parking lot for Luther Hospital.

Applicant: Ayres Associates

Location: south side of Cameron Street, west of City trail
2. Public Hearing - For Recommendation
REZONING (Z-1410-08) - R-3P to R-3P and C-2P, Westridge, Hwy. 312
and
PRELIMINARY PLAT (P-2-08) - Preliminary Condo Plat, Senior Housing
and
CERTIFIED SURVEY MAP (CSM-1-08) - CSM for Right-of-way Dedication
and
SITE PLAN (SP-0809) - Senior Condo Apartments

Request: To rezone property from R-3P to R-3P and C-2P to adopt the General Development Plan for commercial development, the site plan for a senior campus condo project and approve the pre-condo plat for the project and recommend the CSM with right-of-way dedication for Stonewood Drive.

Applicant: RHS Companies

Location: south side of STH "312", west of Mill Run Road
3. Public Hearing - For Recommendation
REZONING (Z-1411-08) - TR-1A to R-1, 2729 Vine Street
and
CONDITIONAL USE PERMIT (CZ-0807) - Garage Addition at 2729 Vine Street

Request: To rezone two parcels from Temporary R-1A to R-1 and to allow a garage addition in excess of area use standards.

Applicant: Michael Weichert

Location: 2729 Vine Street
4. Public Hearing - Final Action
CONDITIONAL USE PERMIT (CZ-0805) - Day Care Center, 2140 Sherwin Avenue

Note: This item was tabled from the March 17, 2008, Plan Commission meeting.

Request: To allow a day care center in a C-2 district.

Applicant: Gary Meyers

Location: 2140 Sherwin Avenue
5. For Recommendation
ANNEXATION (08-3A) - Kulig Petition, Town of Washington

Request: To annex the former Unity Fitness property from the Town of Washington.

Applicant: John Kulig, Royal Credit Union

Location: 3656 Mall Drive

6. For Recommendation

WEST BANK REDEVELOPMENT DISTRICT - Conformance with Comprehensive Plan

Request: To find the designation of the West Bank Redevelopment District as being in conformance with the Comprehensive Plan.

Applicant: Eau Claire Redevelopment Authority

Location: north of W. Madison Street, along Oxford Avenue north to the RR Bridge

7. **DISCUSSION/DIRECTION**

A. Code Compliance Items

B. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at

(715)839-4902 at least 2 days prior to the meeting.

Joel Levandowski, Chairperson

c: News Media